

DEED OF EASEMENT

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 29TH day of September, 2021, by and between **DÉJÀ VU SHOWGIRLS OF LEXINGTON, LLC**, a Nevada limited liability company, 8252 E. Lansing Road, Durand, MI 48429, which is the in-care of tax mailing address for the current year (hereinafter "Grantor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, (hereinafter "Grantee").

WITNESSETH:

That for and in consideration of the sum of **TWO THOUSAND ONE HUNDRED EIGHTY DOLLARS AND 25/100 CENTS (\$2,180.25)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, permanent right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of sanitary sewer improvements and construction, installation and relocation through and across the following tract of land located in the confines of Lexington, Fayette County, Kentucky, depicted on the attached Exhibit "A", and more particularly described as follows, to wit:

Variable Width Permanent Sanitary Sewer Easement
New Circle Road Trunk
Sewers A & B Improvement Project
(a portion of 485 W. New Circle Road)

All that tract or parcel of land situated north of West New Circle Road and east of Colesbury Circle in Lexington,

Return to:
Cynthia Cannon-Ferguson
LFUCG, Dept. of Law, 11th Floor
200 East Main Street
Lexington, KY 40507

Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

BEGINNING, at the common corner of Deja Vu Showgirls of Lexington, LLC (Deed Book 2445, Page 577) and Cervantes & Associates, LLC (505 W. New Circle Road, Deed Book 3698, Page 653), said point being in the West New Circle Road north right-of-way; thence leaving said West New Circle Road and with said Cervantes & Associates, LLC, North 22°02'05" East, 17.99 feet to a point; thence leaving said Cervantes & Associates, LLC for a new line through the lands of Deja Vu Showgirls of Lexington, LLC, South 71°17'26" East, 188.84 feet to a point in the west line of an existing 20-foot wide sanitary sewer easement (Cabinet C, Slide 579); thence with said existing sanitary sewer easement, South 26°36'35" West, 22.47 feet to a point in said West New Circle Road; thence leaving said sanitary sewer easement and with said West New Circle Road for two (2) lines:

1. North 68°06'44" West, 47.78 feet to a point,
2. North 70°36'55" West, 139.10 feet to the **POINT OF BEGINNING**; and,

The above-described parcel contains 3,636 sq. ft. gross and net of permanent easement; and

Being a portion of the property conveyed to Déjà Vu Showgirls of Lexington, LLC, a Nevada limited liability company, by Deed recorded April 5, 2004, of record in Deed Book 2445, Page 577, in the Fayette County Clerk's Office.

FURTHER, for and in consideration of the sum hereinbefore mentioned, the receipt and sufficiency of which is hereby acknowledged, Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, temporary right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of sanitary sewer placement and construction, installation and relocation through and across the following tract of land located in the confines of

Lexington, Fayette County, Kentucky, depicted on Exhibit "A" attached hereto, and more particularly described as follows:

10' Wide Temporary Construction Easement "A"
New Circle Road Trunk
Sewers A & B Improvement Project
(a portion of 485 W. New Circle Road)

BEGINNING, at the common corner of Deja Vu Showgirls of Lexington, LLC (Deed Book 2445, Page 577) and Cervantes & Associates, LLC (505 W. New Circle Road, Deed Book 3698, Page 653), said point being in the West New Circle Road north right-of-way; thence leaving said West New Circle Road and with said Cervantes & Associates, LLC, North 22°02'05" East, 17.99 feet to the **TRUE POINT OF BEGINNING**; thence continuing with said Cervantes & Associates, LLC, North 22°02'05" East, 10.02 feet to a point; thence leaving said Cervantes & Associates, LLC for three (3) new lines through the lands of said Deja Vu Showgirls of Lexington, LLC:

1. South 71°17'26" East, 189.65 feet to a point in the west line of an existing 20-foot wide sanitary sewer easement (Cabinet C, Slide 579),
2. With said sanitary sewer easement, South 26°36'35" West, 10.10 feet to a point,
3. North 71°17'26" West, 188.84 feet the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 1,892 sq. ft. of temporary construction easement; and

Being a portion of the property conveyed to Déjà Vu Showgirls of Lexington, LLC, a Nevada limited liability company, by Deed recorded April 5, 2004, of record in Deed Book 2445, Page 577, in the Fayette County Clerk's Office.

Variable Width Temporary Construction Easement "B"
New Circle Road Trunk
Sewers A & B Improvement Project
(a portion of 485 W. New Circle Road)

BEGINNING, at the common corner of Deja Vu Showgirls of Lexington, LLC (Deed Book 2445, Page 577) and Cervantes & Associates, LLC (481 W. New Circle Road, Deed Book 2995, Page 377), said point being in the West New Circle Road north right-of-way; thence leaving said Cervantes & Associates, LLC and with said West New Circle Road, North 68°06'44" West, 22.82 feet to a point in the east line of an existing 20-foot wide sanitary sewer easement (Cabinet, Slide 579); thence leaving said West New Circle Road and with said sanitary sewer easement; North 26°36'35" East, 283.34 feet to a point in the south line of an existing 20-foot wide utility easement (Cabinet C, Slide 579); thence leaving said sanitary sewer easement and with said utility easement; South 55°20'45" East, 27.45 feet to a point in the line with said Cervantes and Associates, LLC; thence leaving said utility easement and with said Cervantes and Associates, South 27°31'15" West, 277.65 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 7,000 sq. ft. gross and net of temporary construction easement; and



Being a portion of the property conveyed to Déjà Vu Showgirls of Lexington, LLC, a Nevada limited liability company, by Deed recorded April 5, 2004, of record in Deed Book 2445, Page 577, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described easements together with all rights, appurtenances, and improvements thereunto belonging unto Grantee, its successors and assigns forever, for the purposes and uses herein designated.

The above-described temporary construction easement runs with the land for the duration of the improvement project and is binding upon the successors and assigns of the Grantor. The above-described permanent easement runs with the land in perpetuity



500 HOLLOW CREEK RD
CABALLO CROSSING I, LLC
DB 3539 PG 436

 NEW PERM. ESMT.
 TEMP. CONST. ESMT.

481 W NEW CIRCLE RD
CERVANTES & ASSOCIATES LLC
DB 2995 PG 377

20' U.E. CAB C. SL 579

505 W NEW CIRCLE RD
CERVANTES & ASSOCIATES, LLC
DB 3698 PG 653

VARIABLE TEMP.
CONST. E. 'B'
7,000 SQ.FT. (NET)

485 W NEW CIRCLE RD
DEJA VU SHOWGIRLS
OF LEXINGTON LLC
DB 2445 Pg 577

EXISTING 20' SAN. SEW ESMT. CAB C. SL 579

481 W NEW CIRCLE RD
CERVANTES AND ASSOCIATES LLC
DB 2995 PG 377

N 22°02'05" E
17.99'

VARIABLE PERM. SAN. E.
3,636 SQ.FT. (GROSS)
3,636 SQ.FT. (NET)

10' TEMP. CONST. E. 'A'
1,892 SQ.FT. (NET)

P.O.B.
ESMT "A"

S 71°17'26" E
188.84'

N 70°36'55" W
139.10'

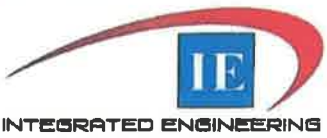
N 68°06'44" W
47.78'

S 26°36'35" W
22.47'



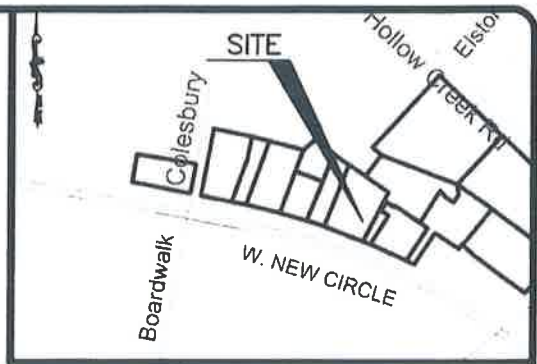
GRAPHIC SCALE: 1" = 50'

K:\190225 - New Circle Road Trunk A & B\Survey Info\Working Drawings\190225 NCR Trunk A&B Easements.dwg
Day & Time: May 27, 2021 - 2:33pm
Login Name: jchambless



VARIABLE PERMANENT SANITARY SEWER EASEMENT
DEJA VU SHOWGIRLS OF LEXINGTON, LLC
485 W. NEW CIRCLE ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 1 OF 2

K:\190225 - New Circle Road Trunk A & B\Survey Info\Working Drawings\190225 NCR Trunk A&B Easements.dwg
Do. & Time: May 27, 2021 - 2:50pm
Login Name: jchambliss



VICINITY MAP 1" = 1000'

EX. PERM ESMT.=N/A

PROP. PERM. ESMT.(GROSS)=3,636 SQ.FT.

PROP. PERM. ESMT. (NET)=3,636 SQ. FT.

PROP. TEMP. ESMT.(GROSS)=8,892 SQ.FT.

PROP. TEMP. ESMT.(NET)=8,892 SQ.FT.

LAND SURVEYOR'S CERTIFICATE:

THE PROPERTY LINES SHOWN ON THIS EASEMENT EXHIBIT ARE BASED ON DEED AND/OR RECORD PLAT DATA FROM THE FAYETTE COUNTY CLERK'S OFFICE. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AS DESCRIBED IN 201 KAR 18:150 AND INTEGRATED ENGINEERING HAS NOT PERFORMED A BOUNDARY SURVEY FOR THE PURPOSES OF THIS EXHIBIT. THIS EXHIBIT IS NOT INTENDED TO BE USED FOR LAND TRANSFER.

James M. Chambliss PLS 3185 5/27/21
JAMES M. CHAMBLISS, PLS 3185 DATE



VARIABLE PERMANENT SANITARY SEWER EASEMENT
DEJA VU SHOWGIRLS OF LEXINGTON, LLC
485 W. NEW CIRCLE ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 2 OF 2

I, Donald W Blevins Jr, County Court Clerk
of Fayette County, Kentucky, hereby
certify that the foregoing instrument
has been duly recorded in my office.



By: SHEA BROWN ,dc

202110150030

October 15, 2021 8:58:55 AM

Fees	\$62.00	Tax	\$.00
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Total Paid	\$62.00
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10 Pages

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